



CITY CENTER PLANNED ACTION DETERMINATION REVIEW CHECKLIST

Pages 1 and 2 are to be completed by the applicant, except for shaded sections.

Date of Application #: _____/_____/20____

Community Development File #: _____

Part One: Property and Proposal Information

Property Address:		
Property Size (Acres):		
Property Zoning:	Is This Property Located in the City Center Zone?	If Yes, Which Zone?:
Permits Requested (List All That Apply):	Land Use & Zoning:	
	Building:	
	Fire Safety:	
	Public Works/ Engineering / Construction:	
Describe Existing Uses on Site:		

Describe Proposed Land Use(s) (Select All That Apply):	Retail Uses:	Office Uses:		
	Residential:	Lodging:		
	Civic, Cultural Uses, or Other Entertainment Uses:	Other?:		
Uses: Residential: Dwelling Units:	# of Proposed Dwellings: #: Type: # Type _____			
	Proposed Density (du/acre):			
	Residential Threshold Total Square Footage in Ordinance 2943: 3,000 du 3.6 million square feet	Residential Bank Remainder as of _____: _____ Square Feet _____ Dwellings		
Uses: Non-Residential: Building SF:	Existing:	Proposed:		
	Office Threshold Total in Ordinance 2943: 4 million square feet	Office Remainder as of _____, 20_____: _____ Square Feet		
	Retail Threshold Total in Ordinance 2943: 1.5 million square feet	Retail Remainder as of _____, 20_____: _____ Square Feet		
Building Height:	Existing Stories:	Proposed Stories:		
	Existing Height (in feet):	Proposed Height (in feet):		
Parking Spaces:	# Parking Spaces Existing:	# Parking Spaces Proposed:		
PM Peak Hour Weekday Vehicle Trips:	Existing Estimated Trips Total:	Future Estimated Trips Total:	New Net Trips:	Source of Trips Rate:

For Office Use Only: Part Two: Review Criteria Discussion

The City's SEPA Responsible Official may designate as "planned actions", pursuant to RCW 43.21C.030, applications that meet all of the following conditions as provided for in Ordinance 2943.

Criteria 1: The proposal is located within the Planned Action Sub-Area identified in Exhibit A of Ordinance 2943:
Criteria 2: The proposed uses and activities are consistent with those described in the Planned Action EIS and Addenda and Section I.C.3.A of Ordinance 2943:
Criteria 3: The proposal is within the Planned Action thresholds and other criteria of Section I.C.3.B of Ordinance 2943:
Criteria 4: The proposal is consistent with the City of Lynnwood Comprehensive Plan and the City Center Sub-Area Plan:
Criteria 5: The proposal's significant adverse environmental impacts have been identified in the Planned Action EIS:
Criteria 6: The significant impacts of the proposal have been mitigated by application of the city regulations:
Criteria 7: The proposal complies with all applicable local regulations (including but not limited to zoning, design guidelines, building code, etc.) and the SEPA Responsible Official determines that these constitute adequate mitigation:
Criteria 8: The proposal is not an essential public facility, as defined in RCW 36.70A.200 or the City of Lynnwood Comprehensive Plan:
Criteria 9: The proposal meets the City's evaluation criteria for concurrency related transportation impacts, as provided for in the City of Lynnwood Comprehensive Plan.

For Office Use Only: Part Three: Determination Discussion

Applications for planned actions shall be reviewed pursuant to the following process (Ordinance 2943 Section 2, Chapter 17.02.029 LMC)

Requirement 1: Applications for planned actions were made on forms authorized by the SEPA Responsible Official including a SEPA checklist:

Requirement 2: The application is complete as provided in LMC 1.35.015:

Requirement 3: The application is for a project within the Planned Action Area defined in Ordinance 2943 Section I.C.I and Exhibit A:

Requirement 4: The application is consistent with the criteria of Ordinance 2943:

Requirement 5: The application meets the applicable requirements of the Lynnwood Municipal Code:

Optional Discussion Item 6: Is a development agreement proposed?

If so, are the procedures and requirements of the development agreement met?

For Office Use Only: Part Four: Determination of Qualification

SEPA Checklist Submitted?
All Applications Deemed Complete?

A. Qualifies as a Planned Action: The application is consistent with the criteria of Ordinance 2943 and thereby qualifies as a Planned Action project.	
It shall proceed in accordance with the applicable permit review procedures, except that no SEPA threshold determination, EIS or additional SEPA review shall be required.	
The review process for the underlying permit shall be as provided in LMC 1.35.	
Notice shall be made pursuant to Chapter 1 LMC as part of notice of the underlying permits and shall include the results of the Planned Action determination. If notice is not otherwise required for the underlying permit, no special notice is required.	
Signature:	Date:

B. Does Not Qualify as a Planned Action: The application is not consistent with the criteria of Ordinance 2943 and does not qualify as a Planned Action project for the following reasons:	
<ul style="list-style-type: none">■ _____■ _____■ _____■ _____■ _____	
Projects that fail to qualify as Planned Actions may incorporate or otherwise use relevant elements of the Planned Action EIS, as well as other relevant SEPA documents, to meet their SEPA requirements. The SEPA Responsible Official may limit the scope of SEPA review for the non-qualifying project to those issues and environmental impacts not previously addressed in the Planned Action EIS.	
SEPA Process Prescribed:	
Signature:	Date: